

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: June 17, 2009 Time: 4:00 p.m.

MEMBERS PRESENT

Pat Esparza, Chair
Frank Mizner, Vice Chair
Randy Carter
Beth Coons
Scott Perkinson
Chell Roberts

MEMBERS ABSENT

Ken Salas (resigned)

OTHERS PRESENT

John Wesley
Tom Ellsworth
Jeff McVay
Margaret Robertson
Debbie Archuleta

Others

Chairperson Esparza declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated June 17, 2009. Before adjournment at 4:09 p.m., action was taken on the following:

Chair Esparza stated this would be her last meeting on the Board. She thanked her fellow Boardmembers for their service on the Board, she also thanked staff, and the citizens of Mesa who work to make Mesa a quality community. She challenged the development community to build quality projects.

Vice Chair Frank Mizner then thanked Chair Esparza for her 6 years of service on the Board. He stated Ms. Esparza was an excellent chair who had handled the other Boardmembers, and the applicants and citizens with tact and fairness.

It was moved by Boardmember Frank Mizner, seconded by Boardmember Beth Coons that the minutes of the May 19, 2009, and May 21, 2009 study sessions and regular meeting be approved as revised. Vote: 5 – 0 - 1 Boardmember Roberts abstained, Boardmember Salas resigned.

Consent Agenda Items: All items identified with an asterisk (*) were approved with one Board motion.

It was moved by Boardmember Chell Roberts, seconded by Boardmember Scott Perkinson that the consent items be approved. Vote: 6 – 0 Boardmember Salas resigned

Zoning Cases: Z09-12, Preliminary Plat for Mesa Industrial Park

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Item: **Z09- 12 (District 6)** 537 South Higley Road. Located east of Higley Road and south of Broadway (.85± acres). District 6. Site Plan Modification. This will allow for the expansion of an Assisted Living Facility in the O-S district.

Comments: This case was placed on the consent agenda and therefore was not discussed individually.

It was moved by Boardmember Chell Roberts, seconded by Boardmember Scott Perkinson

That: The Board approve zoning case Z09-12 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted (without guarantee of building count or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. Certificates of Occupancy and/or Completion for individual buildings shall not be granted until Zoning Ordinance required parking and landscaping are constructed for those buildings.
6. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from Rights of Way and public areas.
7. Non-conforming and/or prohibited signs shall be brought into conformance prior to the issuance of a building permit.
8. Review and approval of a Special Use Permit by the Board of Adjustment for an assisted living facility.
9. Review and approval of a Substantial Conformance Improvement Permit by the Board of Adjustment.

Vote: Passed 6 – 0 Boardmember Salas resigned

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Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.cityofmesa.org*

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Item: **Mesa Industrial Park** (District 6) The 7400 to 7600 block of South Sossaman Road (west side). Located south of Pecos Road on the west side of Sossaman Road. This request will further subdivision of an existing lot within a planned business park. Dennis Barney; Sossaman 30 LLC, owner; Greg Davis; Iplan Consulting, applicant.

Comments: This case was placed on the consent agenda and therefore was not discussed individually.

It was moved by Boardmember Chell Roberts, seconded by Boardmember Scott Perkinson

That: The Board approve the preliminary plat of "Mesa Industrial Park" conditioned upon:

1. Compliance with all City development codes and regulations.
2. Compliance with all requirements of the Subdivision Technical Review Committee
3. Owner granting an Avigation Easement and Release to the City of Mesa, pertaining to Phoenix-Mesa Gateway Airport, which will be prepared and recorded by the City prior to the issuance of a building permit.
4. Future site plans will be subject to the design guidelines submitted.
5. The applicant will submit a letter from Salt River Project along with the subdivision technical review submittal with permission to utilize the easement along the south western property line as shown on the preliminary plat.

Vote: Passed 6 – 0 Boardmember Salas resigned

Reason for Recommendation: The Board felt this proposal was reasonably well-designed and should be compatible with the adjacent neighborhoods.

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Respectfully submitted,

John Wesley, Secretary
Planning Director

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